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California Redevelopment Agencies - Fiscal Year 2009/2010
Reports/Plans Related to "Excess Surplus" in Low and Moderate Income Housing Fund

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County Agency	Excess Surplus	Beginning Adjusted Unencumbered Balance	Sum of Previous Four Years Tax Increments	Excess Surplus Expenditure Plan	Plan Adoption Date
ALAMEDA COUNTY					
HAYWARD	\$1,085,702	\$10,152,433	\$9,066,731		
County Total:	\$1,085,702				
Del Norte COUNTY					
CRESCENT CITY	\$21,647	\$1,021,647	\$748,883		
County Total:	\$21,647				
FRESNO COUNTY					
KINGSBURG	\$313,546	\$1,313,546	\$460,715		
REEDLEY	\$16,579	\$1,930,803	\$1,914,224		
SELMA	\$731,440	\$1,739,670	\$1,008,230		
County Total:	\$1,061,565				
KERN COUNTY					
ARVIN	\$7,460	\$1,007,460	\$706,267		
SHAFTER	\$2,127,793	\$3,839,013	\$1,711,220		
County Total:	\$2,135,253				
KINGS COUNTY					
CORCORAN	\$241,956	\$1,241,956	\$818,011		
County Total:	\$241,956				
LOS ANGELES COUNTY					
AGOURA HILLS	\$751,203	\$4,288,281	\$3,537,078		

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ARCADIA	\$743,845	\$4,059,283	\$3,315,438	Plan to Expend or Encumber Excess Surplus Funds The Health and Safety Code does not require this plan to be specific as to project or levels of affordability. The Agency purchased the site at 15 Lucille Street to develop an affordable housing project. Escrow closed on July 16, 2009. The Agency paid \$538,000 for the property, with \$531,000 of that expenditure occurring in July 2009, after the close of the 08/09 Fiscal Year. Excess Surplus (as of 6/30/009) - \$1,059,722 Less purchase of 15 Lucille - \$ 531,000 Remainder to be spent or encumbered - \$ 528,722 The completion of an affordable housing project at 15 Lucille, including demolition and site clearance, development of plans, and construction of the housing units, will cost the Agency more than the \$528,722 still to be spent or encumbered. It is expected	01/05/2010

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				that these remaining funds will be encumbered during calendar year 2010, and possibly by the end of the 2009-2010 fiscal year.	
				It is also expected that other affordable housing projects will be pursued during the calendar year 2010, providing additional options for the Agency to encumber and spend the affordable housing funds currently shown as excess surplus.	
ARTESIA	\$3,641,589	\$4,946,931	\$1,305,342		
AVALON	\$1,683,756	\$5,707,130	\$4,023,374	Prior to June 30, 2010, the ACIA reversed an unintended bond draw, thereby replenishing debt proceeds in the amount of \$2,865,750 and eliminating the excess surplus accumulated as of July 1, 2009. The adjusted balance for next year's determination is also reduced due to the \$1,000,000 set-aside suspension in FY0910 for SERAF. New housing programs implemented by the ACIA addresses the potential for future accumulations of Excess Surplus.	
BELL	\$202,316	\$3,442,885	\$3,240,569		

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DUARTE	\$1,147,104	\$8,099,321	\$6,952,217	Agency entered into ENA on 7/27/2010 to provide \$1.2 million for the construction of 43 very low & low senior residential units with developer SCPH. Agency entered into loan agreement on 11/23/2010 to provide \$1.012 million for the purchase of land by Abode for the construction of 60-70 affordable housing units	07/27/2010
INGLEWOOD	\$3,560,143	\$18,016,163	\$14,456,020	See attached 9/18/07 staff report to City Council and attached follow-up agenda, which confirms the City Council's action on expenditure of excess surplus funds. Also note that the action plan has been implemented for this reporting year through the construction of the "Mirandela" 34-unit senior affordable hsg proj located on Crestridge Rd, which recently (12/06/10) completed construction & a certificate of use & occupancy was issued.	
RANCHO PALOS VERDES	\$365,357	\$1,365,357	\$769,481		
REDONDO BEACH	\$4,773,252	\$7,984,852	\$3,211,600	See copy of 5 year implementation plan submitted June 22, 2010.	06/22/2010
SAN DIMAS	\$2,224,998	\$7,108,657	\$4,883,659		
SANTA CLARITA	\$662,221	\$3,396,731	\$2,734,510		

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TORRANCE	\$1,585,418	\$7,326,912	\$5,741,494	The excess surplus totalling \$2,035,257 in FY06-07 was used for the acquisition of two properties, as follows: \$2,799,232 for the 1640 Cabrillo Avenue property and \$1,250,670 for the 1316 Cabrillo Avenue property.	
WHITTIER	\$3,899,802	\$10,661,651	\$6,761,849		
County Total:	\$25,241,004				
MENDOCINO COUNTY					
FORT BRAGG	\$418,266	\$1,418,266	\$991,188	The agency is in negotiations with developers for the development of two housing projects. The assistance for these projects could exceed \$9 million. This will eliminate excess surplus.	
County Total:	\$418,266				
MONTEREY COUNTY					
GONZALES	\$1,674,424	\$2,756,920	\$1,082,496	The Agency will continue to follow the direction as detailed in the "Housing Set-Aside Excess Surplus Plan" adopted previously.	01/13/2009
County Total:	\$1,674,424				
ORANGE COUNTY					
FOUNTAIN VALLEY	\$2,913,150	\$11,787,791	\$8,874,641	The Agency will continue to follow the direction as detailed in the "Housing Set-Aside Excess Surplus Plan" adopted previously.	01/13/2009
LAKE FOREST	\$853,801	\$3,715,316	\$2,861,515		
MISSION VIEJO	\$2,967,350	\$7,999,871	\$5,032,521		
ORANGE COUNTY	\$4,434,565	\$25,176,444	\$20,741,879	The Agency will continue to follow the direction as detailed in the "Housing Set-Aside Excess Surplus Plan" adopted previously.	01/13/2009
PLACENTIA	\$753,051	\$2,487,622	\$1,734,571		

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SAN CLEMENTE	\$297,259	\$2,133,589	\$1,836,330	On October 21, 2008, the RDA granted approval of a commitment of \$800,000 to FAM to purchase and rehabilitate the Gilchrist House Shelter at 602 Calle Canasta. This included a \$300,000 grant from HUD to purchase the property and a \$265,000 operating grant for the shelter. On May 18, 2010, the RDA also authorized an agreement between the RDA and Mary Erickson Community Housing, not to exceed \$255,600 in low and moderate income housing funds, for the purchase of four foreclosed condominium units in the Vista Pacifica condominium development.	10/21/2008
SAN JUAN CAPISTRANO	\$5,634,024	\$11,107,272	\$5,473,248		
County Total:	\$17,853,200				
RIVERSIDE COUNTY					
INDIO	\$6,851	\$9,704,001	\$9,697,150		
MORENO VALLEY	\$10,583,794	\$25,893,638	\$15,309,844		
TEMECULA	\$5,272,937	\$19,302,678	\$14,029,741		
County Total:	\$15,863,582				
SAN BENITO COUNTY					
HOLLISTER	\$1,668,169	\$11,352,786	\$9,684,617		
County Total:	\$1,668,169				
SAN BERNARDINO COUNTY					
APPLE VALLEY	\$4,511,002	\$8,602,172	\$4,091,170		

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MONTCLAIR	\$817,100	\$9,891,241	\$9,074,141	The Agency proposes to use any excess funds on existing or future affordable housing projects. The Agency does have a future loan repayment obligation of \$2 million to the California Housing Finance Authority for the completed Citrus Grove Phase 1 project. The Agency has several on-going and future approved projects for a total amount of about \$30 million as indicated in Scheduled "A", Section 10. Excessive funds also serve as a reserve for these projects in case of cost overruns.	
RIALTO	\$17,343,118	\$34,580,209	\$17,237,091		
SAN BERNARDINO COUNTY	\$2,021,272	\$13,723,056	\$11,701,784		
TWENTYNINE PALMS	\$303,304	\$1,434,568	\$1,131,264		
VICTOR VALLEY	\$3,212,076	\$30,776,493	\$27,564,417		
VICTORVILLE	\$708,170	\$7,347,680	\$6,639,510		

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YUCCA VALLEY	\$10,260	\$1,627,833	\$1,617,573	The Agency is currently working on a development proposal for the construction of approximately 70 units on low/mod senior housing. It is anticipated that this proposal will go before the Agency board for approval in FY 2011. Any such development will require the use of most or all of the Agency's Adjusted Balance, therefore eliminating the current surplus balance as well as the Adjusted Balance.	
County Total:	\$28,926,302				
SAN DIEGO COUNTY					
CHULA VISTA	\$400,041	\$10,177,981	\$9,777,940		
SAN DIEGO COUNTY	\$816,356	\$3,193,792	\$2,377,436		
County Total:	\$1,216,397				
SAN JOAQUIN COUNTY					
MANTECA	\$1,020,676	\$15,044,451	\$14,023,775		
RIPON	\$298,028	\$3,880,581	\$3,582,553		
County Total:	\$1,318,704				
SAN LUIS OBISPO COUNTY					
ARROYO GRANDE	\$1,894,931	\$2,896,113	\$1,001,182		
ATASCADERO	\$882,030	\$3,956,765	\$3,074,735		

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PISMO BEACH	\$611,407	\$1,611,407	\$815,844	Our excess surplus will be used to continue our rehabilitation program, which includes structural repairs and modifications to improve safety and accessibility. The excess surplus will also be used to build 15-20 affordable units on land purchased in July 2009.	
County Total:	\$3,388,368				
SAN MATEO COUNTY					
BRISBANE	\$364,833	\$3,787,393	\$3,422,560		
County Total:	\$364,833				
SANTA BARBARA COUNTY					
BUELLTON	\$300,770	\$1,300,770	\$624,327		

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LOMPOC	\$1,043,981	\$3,360,752	\$2,316,771	At the December 15, 2009 Agency board meeting, an excess surplus plan was approved by the board. The Agency Board approved funding to three affordable housing projects on May 18, 2010. Total funding obligated is \$2,450,000, A \$1.1 million dollar loan to the Cypress Court project, \$1 million to the Housing Authority for Santa Rita Hills project and \$350,000 to a non-profit which will purchase and rehabilitate foreclosed homes and sell them to low income households. The \$350,000 loan documents are in process other fundings is awaiting tax credit funding. The Agency anticipates execution of documents during FY10-11.	12/15/2009
SANTA BARBARA COUNTY	\$157,281	\$4,189,958	\$4,032,677		
County Total:	\$1,502,032				
Santa Clara COUNTY					
LOS GATOS	\$2,712,070	\$8,631,126	\$5,919,056		
County Total:	\$2,712,070				
Sonoma COUNTY					
CLOVERDALE	\$107,677	\$2,693,775	\$2,586,098		
COTATI	\$982,163	\$4,232,190	\$3,250,027		
County Total:	\$1,089,840				

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Stanislaus COUNTY					
RIVERBANK	\$807,931	\$1,807,931	\$842,671	N/A	
County Total:	\$807,931				
TULARE COUNTY					
DINUBA	\$124,269	\$3,732,348	\$3,608,079		
LINDSAY	\$791,539	\$1,971,743	\$1,180,204		
County Total:	\$915,808				
VENTURA COUNTY					
OJAI	\$489,247	\$1,745,700	\$1,256,453	On Nov 10, 2009, the RDA Board adopted a resolution approving the RDA Five-Year Plan and in the five year plan the Board designated the \$500,000 for the Workforce Demonstration Project and another \$500,000 for the Senior Affordable Housing Project.	11/10/2009
County Total:	\$489,247				
YOLO COUNTY					
DAVIS	\$10,809,709	\$18,445,841	\$7,636,132		
WINTERS	\$1,754,250	\$3,304,933	\$1,550,683	N/A	
County Total:	\$12,563,959				
Statewide Total:	\$122,560,259				

Total Agencies Contributing to this Report: 62